

Red Lion Municipal Authority Meeting Minutes
Wednesday August 26th, 2026

Members Present

Dennis Klinedinst - Chairman
Gary LaTulippe-Vice Chairman
Kelly Henshaw-Secretary
Nevin (Butch) Horne – Treasurer
Chris Minnich- Asst. Secretary-Treasurer

Others Present

John Krantz- Superintendent
Rebecca Mason - Entech
Matt Wagner - Entech
Cory Dillinger - Solicitor

Meeting Agenda/Minutes:

- The meeting was called to order at 7:00 p.m. The pledge was recited and roll call was taken.
- Mr. LaTulippe made a motion to approve the agenda for the RLMA Meeting on August 26th, 2026, and Mr. Henshaw seconded.
- Mr. LaTulippe made a motion to approve the minutes of the RLMA Meeting on July 22nd, 2026, as revised, and Mr. Henshaw seconded.

Water Usage Report: The report was distributed to the Board, Mr. Krantz stated that all ran well during the month of August 2026.

Connections Report: There were no new connections

Overtime Report: The report was distributed to the Board

Visitors: None

Water & Sewer- New Business:

Key Outcomes

The board addressed significant storm damage at the water treatment plant caused by a lightning-induced tree fall on power lines, with insurance claims filed and most equipment repaired or replaced. A temporary manual solution for the bascule gate hydraulic actuator was discussed pending a 40-week lead time for a permanent electric actuator, with costs expected to be largely covered by insurance. The Second Street Windsor water main replacement project was completed at approximately \$250,000. The board approved the minimum municipal obligation (MMO) for pension plans, voted to prohibit the mayor from establishing an office in the authority's upstairs space, and discussed a range of capital planning items

including filter media replacement, fire hydrant metering, and property tax reassessments on authority-owned buildings.

Decisions Made

- **Pension MMO approved:** A Motion was made by Mr. Horne, and seconded by Mr. Minnich, the Motion carried to approve the minimum municipal obligation for both the **defined benefit** and **defined contribution** pension plans as presented; total contributions of approximately **\$51,400 and \$62,000** respectively across the two plans.

Mayor's office denied: Board voted to prohibit the mayor from moving into the upstairs office space. The motion was made by Mr. Minnich and seconded by Mr. Henshaw. The motion carried with discussion noting the lease specifies **EMA use only** and that co-location blurs the line between the borough and the authority.
- **Bills approved:** Mr. LaTulippe made the motion to pay our bills, Mr. Horne seconded, Motion carried to pay all outstanding bills.

Operations & Infrastructure Updates

Treatment Plant Storm Damage

- A **lightning strike caused a tree to fall on power lines** at the treatment plant, triggering a voltage surge that damaged multiple pieces of equipment.
- **Four variable frequency drives (VFDs) destroyed:** Three for the flocculators and one for High Service Pump #3; all have since been replaced.
- Flocculators were run **manually** prior to VFD replacement to maintain operations.
- Additional damage includes **SCADA cards**, and a **makeup unit on the roof** (Bill dispatched to assess and price repair), and the **entry gate**.
- Plant ran on **emergency power overnight**; MedEd did not restore power until noon the following day, citing "storm mode" in which utility priority is suspended for all customers including water utilities with generators.
- **Insurance claim filed** with Kocman Insurance; all invoices being compiled for submission, including overtime costs incurred during the incident.
- Surge protection was present but acknowledged as not 100% effective against this type of event.
- Board member raised whether authority is on a **priority response list with MedEd**; no confirmation found; follow-up requested with Senator's office via Corey.

- Hundreds of trees surround the above-ground lines; burying lines was evaluated five years ago but deemed too costly, and MedEd subsequently replaced all poles and lines.

Bascule Gate (Hydraulic Cylinder / Actuator)

- **Actuator lead time: up to 40 weeks**, creating a gap going into hurricane season.
- **Temporary solution proposed:** Install a **20-ton come-along** attached to a solid rod fitted into the existing cradle, with a **pin locking mechanism** to prevent gate from opening if the come along fails; allows manual raising and lowering.
- DEP is expected to require a permanent **electrical actuator**; a manual come along as a permanent solution was rejected by Schnabel Engineering on that basis.
- **Schnabel Engineering** will draw up the temporary installation; components from the temporary solution may be reused in the permanent installation.
- Insurance company (Hartford Steam) informed and supportive of the temporary-to-permanent approach; authority has already received **\$50,000** on the current claim.
- Insurance will not pay out more than the cost of the permanent solution; board cautioned to be mindful of what is discussed publicly given the active claim.
- Financial details are deferred to **executive session**.

Second Street Windsor Water Main Replacement

- Project **completed** except for permanent paving, scheduled for **October** by Brubacher.
- Final cost is approximately **\$250,000**; slightly below original estimate because some services did not need replacement — only connections were needed.
- Authority responsibility: **main to curb stop only**; no service lines run.
- Final invoice not yet received; exact amount to be confirmed.

Country Club Hills Pump Station

- **Four new pumps delivered**; installation begins **Monday** by Envirep, with startup penciled in for **Thursday**.
- **Wind River** scheduled for pump and haul for Monday morning at 8:00 AM, confirmed

approximately two weeks in advance.

- A bubbler failure caused a surcharge; replacement bubblers ordered; DEP notified and incident documented.

Beaver Creek Pump & Fine Screen

- **New pump installation** by Heim Electric begins **Monday**; an insertion valve was installed after an existing valve would not close, enabling the job to proceed.
- **Fine screen (trash rake)** at Beaver Creek installed by SWF on August 4th; a bent rake bracket required a two-week delay for parts replacement; now running and confirmed operational.
- Screen currently set to run **10 minutes every hour** for the first month to monitor performance; will be reduced to operational minimum thereafter.

Sediment Removal (Fairmount Tank)

- **Denali** contracted to haul away sediment mud; procedure for emptying the tank is still being developed.
- Goal: complete by **end of year**; delayed due to competing priorities.
- Long-term land application option (Mr. Rexroth's property) would require approximately **one year of permitting**; not feasible for current cycle but worth exploring with Entech.

Water Leak at 760 White Oak Road

- Unusual leak discovered: **plastic tubing (possibly PVC/polyethylene)** running from the main into a meter pit — non-compliant with authority specifications.
- Bill Dickinson sourced appropriate fittings and repaired the connection; service restored.
- Origin of the non-compliant installation unknown; may predate current staff by decades.
- **Action:** John to inspect other meter pits on White Oak Road to determine if this is an isolated incident or a pattern; report at next meeting.

Green Branch

- Still waiting for conditions to dry sufficiently to access the site.
- Generator fuel tank filled in preparation for winter; same done at all pumping stations and the treatment plant.

Capital Planning

Filter Media Replacement (Water Treatment Plant Filters)

- A specialist group evaluated **high acid solubility readings** in the filters and presented two options:
 - **Chemical cleaning: ~\$64,000 per filter**; not guaranteed — effectiveness depends on whether the sample tested is representative of the entire tank.
 - **Full media replacement: ~\$87,000 per filter**; resets media life completely, allows inspection of under-drain nozzles and uncovers any hidden issues.
- Staff recommendation (**John and Matt**): **full media replacement**; price difference is only ~25% more than cleaning, and cleaning risks repeating the problem within a year.
- Media is believed to be **original and never replaced**.
- Doing all filters at once expected to yield a **better unit price** and simplifies record-keeping (single replacement date).
- Not urgent — water quality and treatment currently good; board has **2–3 years** to act.
- **Permitting required**: Minor permit amendment needed; full project timeline estimated at **~1 year or more**; target readiness to bid in **2027**, completion by **January 2028**.
- Matt to consult **Tori (grants manager)** to identify applicable grant programs; water project (not wastewater) limits some funding options.
- Matt also following up with the evaluation company to obtain **expected life cycle comparison** between cleaning and full replacement.

- Board requested tank condition assessment be completed first (during scheduled sediment cleaning) before committing full budget.

Fire Hydrant Metering (Fire Company)

- Board has been pursuing a **QR code system** to track fire company water usage; QR code sent to fire company contact (Scott) but no response was received.
- Discussion of installing a **metered pit** at the fire station's designated fill hydrant (currently ~66 years old, past lifespan) as a more reliable long-term solution.
- Proposed approach: replace the aging hydrant, install a meter pit, designate it as the **only authorized fill point** for tanker trucks and read meter monthly.
- Concern: fire companies will draw from any nearby hydrant during an actual fire — metered pit addresses routine tanker fills, not emergency use.
- Water being hauled out of the service area (to Southern York County) is the primary concern driving the metering push.
- **Cost estimate:** ~\$6,500 installed for a new hydrant; meter pit adds additional cost.
- Next step: attend a fire company meeting once QR code engagement is established, or proceed directly to meter pit installation.
- Board directed staff to re-engage Scott and move toward a concrete solution.

Financial & Legal Matters

Property Tax Reassessment

- York County conducted broad reassessments of municipal properties with **private use components**.
- **11 East Broadway (authority office building): ~33% of the building** assessed as taxable, corresponding to the portion previously leased to a private entity; solicitor does not recommend appealing — reassessment is considered accurate.
- Lease likely contains a clause making the **lessee responsible for triggered taxes**; solicitor to confirm.
- Note raised: space has **not been leased for nearly two years**; question of whether taxes

should apply to currently vacant space flagged for follow-up.

- **South Charles Street / Fairmount Tank:** Assessed value ~\$140,000 total; \$100,000 now taxable, \$40,000 exempt, due to cell tower leases on the property.
- Solicitor is **50/50 on appealing** the Fairmount tank assessment; wants to review cell tower lease language to determine if lessees are on the hook for taxes, and to understand how the county calculated the income-based value.
- Appeal deadline is **early September**, before the next board meeting; board authorized solicitor to appeal if warranted.
- If cell tower leases require lessees to pay triggered taxes, the authority would simply forward the tax bill to the cell companies.

Chanceford Township Hydrant Invoice

- Authority replaced a hydrant in Chanceford Township; invoice sent approximately **90 days ago**, remains unpaid.
- Solicitor proposed using this as an opportunity to establish a **formal hydrant maintenance agreement** with Chanceford Township as a template for future agreements with other municipalities (e.g., Red Lion Borough).
- Board directed: John to contact the township treasurer, demand payment, and introduce the concept of a formal agreement.
- If payment is refused, authority could shut off the hydrant; board acknowledged this as a last resort given the goal of building a cooperative relationship.

Borough Hydrant Replacement Budget

- Board learned the borough has approximately **\$90,000 accumulated** in its budget for hydrant replacement (roughly \$20,000/year over multiple years, never fully spent).
- Solicitor noted the borough needs **\$75,000** to provide a 15% match for a potential **\$500,000 economic development grant** for infrastructure; they missed the most recent deadline but can plan for the next cycle.
- Board position: borough should begin replacing hydrants using existing budget rather than waiting for authority action.

PennVest Loan Payment Structure

- Board member raised concern that **bi-annual loan payments** (rather than monthly) may result in higher cumulative interest costs on the treatment plant PennVest loan.
- Solicitor noted the money remaining in the bank account accrues interest in the authority's favor in the interim; accountants are managing the escrow properly on the books.
- Acknowledged that PennVest loan terms may **require** semi-annual payments; John to review the signed loan agreement and consult with **Natalie** (PennVest specialist) and the authority's accountants for a full explanation and any savings recommendations.

Overbilling/Underbilling Audit (Out-of-Town Industrial Customers)

- **RKL** (auditors) identified billing discrepancies for out-of-town industrial customers during the audit; additional rate errors also found in CUSI (billing system), deemed immaterial by accountants but will be corrected.
- RKL meeting scheduled for **the following day** to receive findings; resolution may require a revised rate resolution.
- Board directed: transparency with affected customers once the full picture is known; issue must be resolved **before rate-setting for the upcoming year**.
- Further discussion deferred to **executive session**. 63

Pump Station Elimination / Escrow Recovery

- Solicitor discussed efforts to **claw back escrow funds** from Springettsbury(township) for the pump station elimination project; received expected pushback.
- Legal argument is stronger if the authority can point to **specific short-term capital projects** the funds would support (e.g., pump station elimination, Country Club Hills collection system I&I repairs).
- Solicitor to draft a letter to the township solicitor citing specific capital projects once engineering descriptions are provided.
- DEP permitting for the pump station elimination is complete; Penn DOT permitting remains; engineering work order signed at last meeting; design in progress.

Facility & Administrative Matters

Upstairs Office / Borough Lease

- **EMA lease** is currently month-to-month (after the initial term); the lease specifies the space is for EMA use.
- John Brownlee (Red Lion Borough EMA) informally offered the mayor use of the office without authorization, — board noted this was inappropriate.
- Board voted: **mayor will not move into the upstairs space**; motion carried.
- Broader suggestion: move EMA entirely to the **borough building across the street** (borough pays heat, utilities, upkeep) to eliminate the blurring of borough/authority lines; board found this is compelling.
- Cardinal Elevator contract signed at **\$89/month** (paid annually), replacing the prior Schindler contract at significantly lower cost.

New Water Service Connections

- **115 East High Street (Wade Elfner)**: Told to post escrow and submit connection drawing for engineer review; no further contact since.
- **116/118 High Street**: Single water line currently serves both units through a shared connection; resident at 116 inquired about a separate tap; plumber called on her behalf.
- Authority position: **cost is on the property owner**, from main to home; escrow and drawing required; this policy is consistent with lead pipe replacement requirements going forward.

Christmas Party

- Booked at **First Post, Wednesday, December 9th**, start time **6:30 PM** (moved from 6:00 PM to accommodate staff, travel time and weather contingency).

Property & Boundary Matters

Village Walk

- Deed of dedication for Paddock at Equine Meadows recorded; copy provided to relevant parties.
- Village Walk O&M agreement notarized and sent to solicitor; waiting on John Runge's response.
- No other Village Walk updates.

Treatment Plant / Site Boundaries

- Board member expressed concern about **survey pins potentially displaced** during recent excavation work near the driveway.
- Solicitor confirmed that PennVest site control review (required for the loan) would have verified title and access; deed controls over tax map lines.
- Engineering plans reflect surveyed boundaries including the driveway as part of the Red Lion property.
- Board member requested confirmation that pins are in place and boundaries are documented for future board members.

New Tank (Edgewood) — Condensation Concerns

- Board member observed **rust-colored staining** around the base of the new tank after attending the open house.
- DN (tank contractor) has been contacted multiple times; their position is pooling on the concrete rim is condensation runoff, not a structural leak, and is not a concern.
- Tank is all-stainless steel; no internal rebar to corrode.
- Written confirmation from DN is on file; authority considered protected from liability as long as documentation is maintained.
- Suggestion made to ask DN about an aesthetic **perforated stainless-steel ring** to cover the condensation staining at the tank base.

Action Items

- **John** — Reach out to MedEd/Senator's office re: priority response status for water utilities during storm mode; send Corey details on the power issue.
- **John** — Compile all storm damage invoices and submit to insurance company (Kocman Insurance); track outstanding items (gate, SCADA cards, makeup unit).
- **Bill** — Assess and price repair of rooftop makeup unit at treatment plant; submit to insurance.
- **Schnabel Engineering / SWF** — Finalize drawing for temporary basketball gate come-along solution; proceed with installation; submit all costs to insurance claim.
- **John** — Contact Chanceford Township treasurer: demand payment of outstanding hydrant invoice (~90 days overdue) and introduce concept of formal hydrant maintenance agreement; report back at next meeting.
- **Corey (solicitor)** — Review cell tower lease language to confirm whether lessees are responsible for triggered property taxes; determine whether to appeal Fairmount tank reassessment before early September deadline.
- **Corey** — Draft letter to Springettsbury Township solicitor citing specific capital projects to support escrow claw-back argument once engineering descriptions are received.
- **John** — Meet with RKL auditors re: billing discrepancies; resolve overbilling/underbilling issue and correct CUSI rates before year-end rate-setting.
- **John** — Review PennVest loan agreement terms; contact Natalie (PennVest) and accountants re: payment structure and potential interest savings; report at next meeting.
- **John** — Inspect additional meter pits on White Oak Road to determine prevalence of non-compliant plastic service connections; report at next meeting. 28 29
- **Matt (engineer)** — Contact Tori (grants manager) to identify grant opportunities for filter media replacement project; report on permitting timeline and grant options in February.
- **Matt** — Follow up with filter evaluation company for life-cycle comparison between chemical cleaning and full media replacement.

- **John** — Re-engage fire company contact (Scott) re: QR code hydrant tracking; advance toward meter pit installation at designated fill hydrant.
- **John** — Notify Cardinal Elevator of new contract terms; coordinate elevator inspection scheduling.
- **Corey** — Notify borough (EMA) that mayor will not be added to the upstairs office; review lease notice requirements if rent increase or tenant change is pursued.
- **John** — Confirm Brubacher paving at Second Street Windsor for October; obtain final project invoice.

Statement and Bill Approval:

- Mr. LaTulippe motioned to approve the bills and was seconded by Mr. Minnich,. All were in favor and the motion carried.

Executive Session:

- The Board moved to Executive Session at 8:43pm.
The Board returned from Executive Session at 9:16 pm.
No decisions were made in Executive Session.

Adjournment:

- Mr. Klinedinst adjourned the meeting at 9:17pm

Respectfully submitted by: John M. Krantz

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